

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

41 Marriners Lookout Rd, Apollo Bay VIC 3233

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price

\$475,000 to \$520,000

Median sale price

Median price

\$1,225,000

Property type

House

Suburb

Apollo Bay

Period - From

07.02.2023

to

07.02.2024

Source

Realestate.com

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 15 Beachview Court, Apollo Bay VIC 3233	\$575,000	19/06/2023
2. Lot 302 Coastal Link, Apollo Bay VIC 3233	\$580,000	13/02/2023
3. 4 Georgina Court, Apollo Bay VIC 3233	\$565,000	03/02/2023

This Statement of Information was prepared on: 07.02.2024